



# Cross Lane, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Chain
- Three Reception Rooms
- Three Bedrooms
- Ample Potential
- Great Area
- Driveway Parking
- Lovely Garden
- Close to Local Schools
- Great Walks Nearby
- Ample Storage

## DESCRIPTION

Welcome to this charming detached house located on Cross Lane in the sought-after area of Grappenhall, close to local schools and amenities. This property boasts three reception rooms, three bedrooms and ample space for comfortable living. With great potential for modernisation, this house offers you the opportunity to put your own stamp on it and create the home of your dreams.

Access to this family home is via a porch leading straight into the hallway. The ground floor boasts ample living space including a light and airy family room, a spacious lounge and a separate dining room. The kitchen is set to the back of the property and allows access into the garden.

To the first floor you are presented with three spacious bedrooms and a family bathroom. Bedroom two celebrates integrated wardrobes.

This home sits on a fantastic plot and is the perfect opportunity to modernise in a sought after location.

Please note:

The property is currently unregistered, but the solicitor has confirmed the property is Freehold, and this will be registered throughout the conveyancing process



## GARDEN

Leading from the kitchen, the lovely garden is surrounded by mature shrubbery and flower beds, making this a wonderful space for all the family to enjoy. There is also a detached garage along with two other buildings offering fantastic storage solutions. To the front of the property is a driveway suitable for multiple cars and on road parking is available.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 1.60m x 1.28m Porch
- 4.95m x 3.42m Lounge
- 4.50m x 3.74m Family Room
- 4.52m x 3.42m Dining Room
- 2.50m x 3.74m Kitchen

### FIRST FLOOR

- Landing
- 4.95m x 3.42m Bedroom One
- 4.50m x 3.74m Bedroom Two
- 3.77m x 3.42m Bedroom Three
- 2.50m x 3.74m Bathroom
- 5.50m x 2.78m Garage
- 2.37m x 1.90m Storage One
- 2.40m x 1.16m Storage Two



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin)

## LOCATION - GRAPPENHALL

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes.

The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

## DISTANCES

- Grappenhall Village 1 mile walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** E

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

## Contents, Fixtures and Fittings

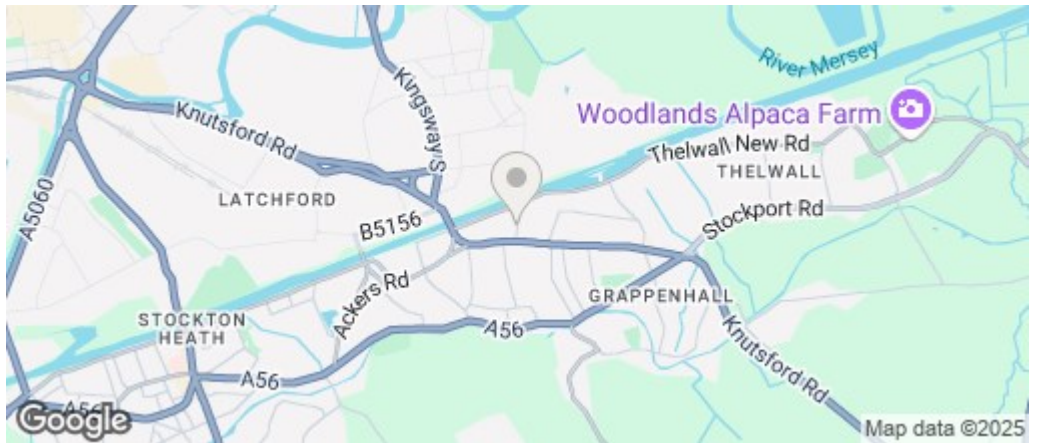
Not included in the asking price. These items may be available under separate negotiation.





### IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

### OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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